011.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,178,800 / 1,178,800
					USE VALUE:	1,178,800 / 1,178,800
					ASSESSED:	1,178,800 / 1,178,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LOMBARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUTNAM NICHOLAS H
Owner 2:	TOLLEY SARA-LARUS C
Owner 3:	
Street 1:	20 LOMBARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GARRY ERIN & NATHAN -
Owner 2:	-
Street 1:	20 LOMBARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1911, having primarily Stucco Exterior and 2236 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7270.000	599,400	5,100	574,300	1,178,800
Total Card	0.167	599,400	5,100	574,300	1,178,800
Total Parcel	0.167	599,400	5,100	574,300	1,178,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.24 /Parcel: 527.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 8869

GIS Ref

GIS Ref

Insp Date 03/13/17

!1003!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	599,400	5100	7,270.	574,300	1,178,800		Year end	12/23/2021
2021	104	FV	570,800	5100	7,270.	574,300	1,150,200		Year End Roll	12/10/2020
2020	104	FV	570,700	5100	7,270.	574,300	1,150,100	1,150,100	Year End Roll	12/18/2019
2019	104	FV	441,000	5100	7,270.	606,200	1,052,300	1,052,300	Year End Roll	1/3/2019
2018	104	FV	441,000	5100	7,270.	446,700	892,800	892,800	Year End Roll	12/20/2017
2017	104	FV	390,100	5100	7,270.	427,500	822,700	822,700	Year End Roll	1/3/2017
2016	104	FV	390,100	5100	7,270.	395,600	790,800	790,800	Year End	1/4/2016
2015	104	FV	326,200	5100	7,270.	331,800	663,100	663,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:21:19

LAST REV

Date	Time
01/29/21	10:55:44
danam	

PAT ACCT. 1003

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRY ERIN & NA	69320-404		5/23/2017		1,150,000	No	No		
COLE DIANA C,	57393-174		9/2/2011		660,000	No	No		
	13280-415		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	8869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2020	1662	Heat App	25,735					
2/28/2020	311	Solar Pa	10,262	C				
9/19/2019	1474	Solar Pa	2,495					
9/10/2015	1314	Heat App	3,000		9/10/2015			Install 2 ductless
9/3/2015	1280	New Wind	5,000		9/3/2015			Install 8 replacem
10/11/2012	1297	Manual	8,000	C				
3/3/2005	128	Re-Roof	3,000					
8/2/1999	488	Manual	6,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	SQ Returned	EMK	Ellen K
2/14/2018	SQ Returned	EMK	Ellen K
3/13/2017	Measured	DGM	D Mann
11/23/2015	Permit Insp	PC	PHIL C
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/1/2011	MLS	EMK	Ellen K
11/20/2008	Meas/Inspect	355	PATRIOT
10/5/2005	Fieldrev-Chg	BR	B Rossignol
7/2/2001	Meas/Inspect	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7270		Sq. Ft.	Site		0	90.	0.88	10									574,292						574,300	

Total AC/HA:	0.16690	Total SF/SM:	7270	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	574,292	Spl Credit		Total:	574,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.15239239
Const Adj.:	1.00989902
Adj $ / SQ:	197.846
Other Features:	106892
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671971
Depreciation:	72573
Depreciated Total:	599398

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

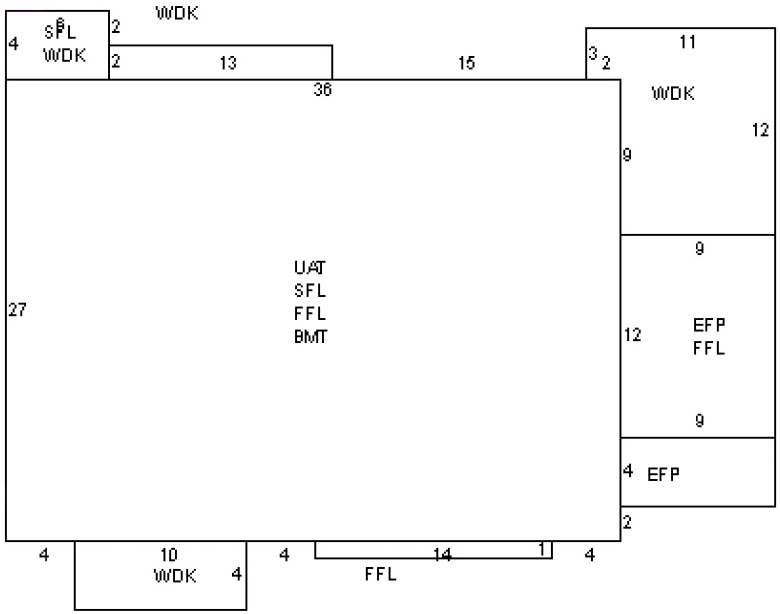
No Unit	RMS	BRS	FL
1	6	4	M
1	4	1	FFL
Totals			
2	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	217.63
Special Features:	0	Val/Su Net:	164.08
Final Total:	599400	Val/Su SzAd	286.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	197.850	216,444
SFL	Second Floor	996	197.850	197,055
BMT	Basement	972	59.350	57,692
UAT	Upper Attic	243	98.130	23,846
WDK	Deck	204	11.010	2,246
EFP	Enclos Porch	144	46.590	6,709

Net Sketched Area:	3,653			Total:	
Size Ad	2090	Gross Area	5864	FinArea	2236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1911	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc